

COMSTOCK HOA BOARD MEETING
MINUTES OF JUNE10, 2015

The meeting came to order at 7:01 PM at 518 Gold Rush drive. Those in attendance were: Bonnie Handy, President; Cynthia Reed, Treasurer; Ed Ralston, Scott Mackey and Keith Schaefer, all Board Members.

The minutes of the May Board Meeting were read and approved after a motion by Cynthia and a second by Keith.

Treasurer's Report: Cynthia read through the Cash Flow for May. She noted that collections are listed at the end of the Owner Summary in the amount of \$6347.60. According to Darby, that amount should get smaller each month as monies are collected. Liens have been placed as of last week. We are waiting for a list of the addresses.

Old Business:

- a. Letter to Heritage Property Management concerning Violations Procedures – Cynthia stated that we are looking for a person to take over checking on violations. This would be a paid position and involve traveling through the area twice a week on the first and third weeks of each month and submitting a list to the Board of those in violations.
- b. New Lock on Pump House Door – Bonnie reported that a new lock has been installed on the pump house door and keys given to Ed Ralston, Frank Gonzales and Scott Mackey. Bonnie Handy also has a key.
- c. Weeds along Coulson – Bonnie stated that Peaceful submitted a bid for an additional charge to take care of the weeds north of Mica and the sidewalk on Coulson, as well as the path to Pioneer Park from Comstock. Cynthia suggested that Bonnie call the City of Fruita to see if those areas would qualify as being on City Property. Peaceful is quoting a price of an additional \$130/month for April through October. Bonnie will report back at our next meeting.
- d. Stone Signs – Keith did some checking and feels we should drive by two businesses that sell big boulders by the weight and have someone like Carlson Memorial do the printing. We will discuss this further at our next meeting.
- e. Possible hiring of person to check on violations – Cynthia reported that she has talked to a resident on Jasper who is interested in the job. She will get back with us at our next meeting.
- f. Neighborhood Watch – Cynthia reported that she is still trying to get more Block Captains.
- g. Repair of the pump in the Pump House – Ed reported that the pump was repaired for \$146.00. In addition the other pump was reconditioned for \$321.78. Ed also stated that Goodwin Company who unclogged the pipe on Silverplume charged \$250.00

New Business:

- a. Scott will check the new valve to see if water is flowing and that there are no clogged pipes.
- b. Bonnie stated that she had noticed bare spots where rocks are supposed to be that have weeds growing. It was suggested that we possibly put down more rock to cover those bare spots.
- c. Coop of HOA's – Keith suggested that we contact the two other HOA's to our west to see if they would be interested in going in with us on a bookkeeper and dispensing with a Management Company. Bonnie will contact the other two HOA's.
- d. Bonnie will contact the Fruita Police Dept. to find out the date of the Community Night Out so we can plan some activities.

Next Meeting: The next meeting will be the Quarterly Meeting July 8, 2015 to be held at the Fruita Community Center, 7 PM. At that time, Scott will address the care and maintenance of personal yard pumps.

Adjournment: After a motion by Keith and a second by Bonnie, the meeting was adjourned at 8:50 PM.

Bonnie Handy
Acting Secretary